

# UNOFFICIAL COPY

Doc#. 2315128159 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/31/2023 10:49 AM Pg: 1 of 4

LIS PENDENS/  
NOTICE OF FORECLOSURE

PREPARED BY & RETURN TO:  
The Wirbicki Law Group LLC  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455

**"THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION  
OBTAINED WILL BE USED FOR THAT PURPOSE"**

**W23-0151  
42463**

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION**

The Bank of New York Mellon, f/k/a The Bank of New York  
as successor in interest to JPMorgan Chase Bank, N.A. as  
Trustee for NovaStar Mortgage Funding Trust, Series 2005-  
3, NovaStar Home Equity Loan Asset-Backed Certificates,  
Series 2005-3;  
Plaintiff,

vs.

Unknown Heirs and Legatees of Carol J. Dooley a/k/a Carol  
Dooley; Timothy Easha a/k/a T. Easha; Dawn Dooley a/k/a  
Dawn Easha; Illinois Department of Employment Security;  
Illinois Department of Revenue; The Bank of New York  
Mellon, f/k/a The Bank of New York as successor in interest  
to JPMorgan Chase Bank, N.A. as Trustee for NovaStar  
Mortgage Funding Trust, Series 2005-3, NovaStar Home  
Equity Loan Asset-Backed Certificates, Series 2005-3;  
United States of America; Russell Dooley; Unknown  
Owners and Non Record Claimants;  
Defendants.

Case No. 2023CH05222

6235 Catalina Avenue, Oak Forest, IL  
60452

**NOTICE OF FORECLOSURE**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on the  
30th day of May, 2023, for Foreclosure of a Mortgage and that the property affected  
by said cause is described as follows:

LOT 17 IN BLOCK 17 IN THE THIRD ADDITION TO MEDEMA'S EL VISTA  
GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE  
NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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C/K/A: 6235 Catalina Avenue, Oak Forest, IL 60452  
PIN: 28-17-116-017-0000

The subject mortgage has been recorded/registered as:

Date of Mortgage: June 14, 2005

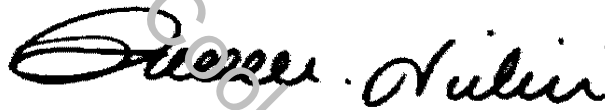
Date and place of recording: July 12, 2005 / Cook County Recorder of Deeds

Document No: 0519302075

Amount of Mortgage: \$203,601.00

Name of present owners of the real estate: Timothy Easha and Unknown Heirs and  
Legatees of Carol J. Dooley a/k/a Carol Dooley

SIGNATURE:



Russell C. Wirbicki (6186310)  
Attorney of Record

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff  
33 W. Monroe St., Suite 1540  
Chicago, IL 60603  
Phone: 312-360-9455  
Atty. No. 42463  
W23-0151  
pleadings.il@wirbickilaw.com

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W23-0151  
42463

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION**

The Bank of New York Mellon, f/k/a The Bank of New York  
as successor in interest to JPMorgan Chase Bank, N.A. as  
Trustee for NovaStar Mortgage Funding Trust, Series 2005-  
3, NovaStar Home Equity Loan Asset-Backed Certificates,  
Series 2005-3;

Plaintiff

vs.

Unknown Heirs and Legatees of Carol J. Dooley a/k/a Carol  
Dooley; Timothy Easha a/k/a T. Easha; Dawn Dooley a/k/a  
Dawn Easha; Illinois Department of Employment Security;  
Illinois Department of Revenue; The Bank of New York  
Mellon, f/k/a The Bank of New York as successor in interest  
to JPMorgan Chase Bank, N.A. as Trustee for NovaStar  
Mortgage Funding Trust, Series 2005-3, NovaStar Home  
Equity Loan Asset-Backed Certificates, Series 2005-3;  
United States of America; Russell Dooley; Unknown  
Owners and Non Record Claimants;  
Defendants.

Case No. 2023CH05222

6235 Catalina Avenue, Oak Forest, IL  
60452

**NOTICE OF FILING LIS PENDENS**

**TO:** Illinois Department of Financial and Professional Regulation  
Division of Banking  
100 W. Randolph St., 9<sup>th</sup> Floor  
Chicago, Illinois 60601

PLEASE TAKE NOTICE THAT on or about the 30<sup>th</sup> day of May, 2023, the  
undersigned recorded a Lis Pendens with the Cook County Recorder of Deeds.

PIN: 28-17-116-017-0000

COMMON ADDRESS: 6235 Catalina Avenue, Oak Forest, IL 60452

/s/Russell C. Wirbicki  
Attorney for Plaintiff

Russell C. Wirbicki (6186310)  
Christopher J. Irk (6300084)  
Cory J. Harris (6319221)  
Tracey M. Coons (6311050)  
The Wirbicki Law Group LLC  
Attorney for Plaintiff

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Atty. No. 42463  
W23-0151  
pleadings.il@wirbickilaw.com

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## CERTIFICATE OF SERVICE

I, the undersigned, being first on oath duly sworn, deposes and states that a true copy of the above and foregoing **Notice of Filing** was:

- ☐ personally delivered                      ☐ mailed by depositing said documents in the U.S. Mail at  
33 W. Monroe St., Suite 1540, Chicago, IL 60603,  
postage prepaid
- ☒ E-mailed to the Illinois  
Department of Financial and  
Professional Regulation

To the above-named address as shown above on the 30<sup>th</sup> day of May, 2023 in accordance with HB4050 Illinois Predatory Lending Database Pilot Program.

/s/Russell C. Wirbicki

Property of Cook County Clerk's Office